

Late Backup

#78

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A
2 VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO
3 PROPERTY LOCATED AT 720 AIRPORT BOULEVARD IN THE
4 GOVALLE/JOHNSTON TERRACE NEIGHBORHOOD PLANNING AREA.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 add a vertical mixed use building (V) combining district and rezone property located at 720
10 Airport Boulevard, also known as Tract 9B (the "Property") described in Zoning Case No.
11 C14-2008-0259.001, on file at the Neighborhood Planning and Zoning Department, as
12 shown on in the tract map attached as Exhibit "A" (*Govalle/Johnston Terrace*
13 *Neighborhood Planning Area*), locally known as the Govalle/Johnston Terrace
14 neighborhood planning area, bounded by Oak Springs, Airport Boulevard, and the Austin
15 Northwestern Railroad on the north, U.S. Highway 183 on the east, Pleasant Valley and
16 Webberville Roads on the west, and the Colorado River on the south, in the City of Austin,
17 Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the*
18 *Zoning Map*).

19
20 Except as specifically provided in this ordinance, the existing base zoning districts,
21 combining districts, and other conditions remain in effect.

22
23 **PART 2.** The zoning district for the Property is changed from general commercial
24 services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to general
25 commercial services-vertical mixed use building-conditional overlay-neighborhood plan
26 (CS-V-CO-NP) combining district, as more particularly described and identified in the
27 chart below:

28

Tract #	TCAD Property ID	COA Address	FROM	TO
9B	190128	720 AIRPORT BLVD LOT 2 MIDTOWN INDUSTRIAL SUBD NO 1 & LOT A AIRPORT ONE	CS-CO-NP	CS-V-CO-NP

1 **PART 3.** The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical*
2 *Mixed Use Buildings*) as follows:

- 3
- 4 A. Ten percent of residential units available for rental in a vertical mixed use
5 building shall be reserved for households earning no more than 60 percent of
6 the Annual Median Family Income.
- 7
- 8 B. The property is subject to the parking reductions identified in Article 4.3.3 E.3.
9 (*Dimensional and Parking Requirements*).
- 10
- 11 C. The Property is exempt from the dimensional standards identified in Article
12 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- 13

14 **PART 4.** This ordinance takes effect on _____, 2008.

15

16

17 **PASSED AND APPROVED**

18

19 § _____

20 § _____

21 _____, 2008 § _____

22 Will Wynn

23 Mayor

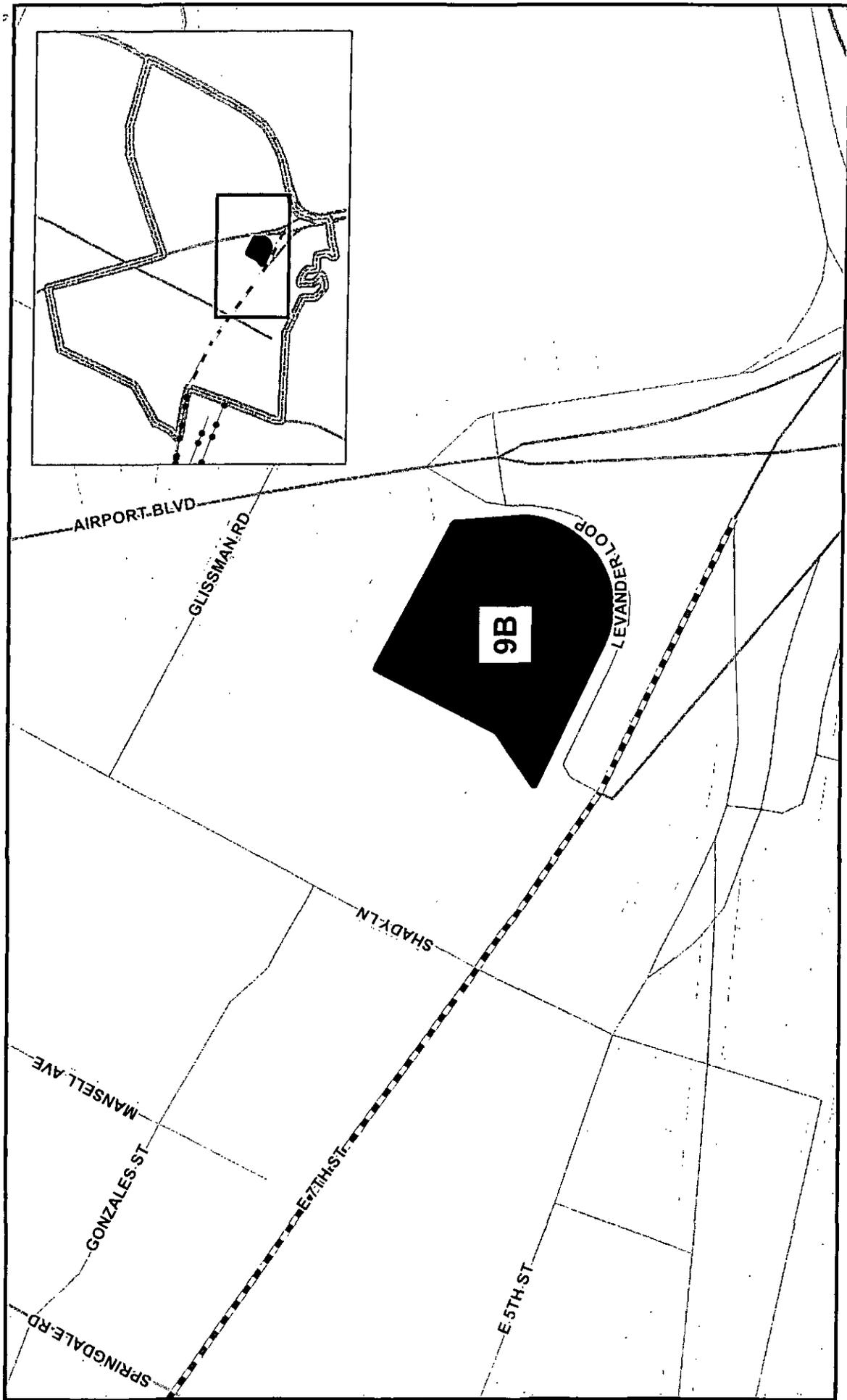
24

25

26 **APPROVED:** _____ **ATTEST:** _____

27 David Allan Smith Shirley A. Gentry

28 City Attorney City Clerk



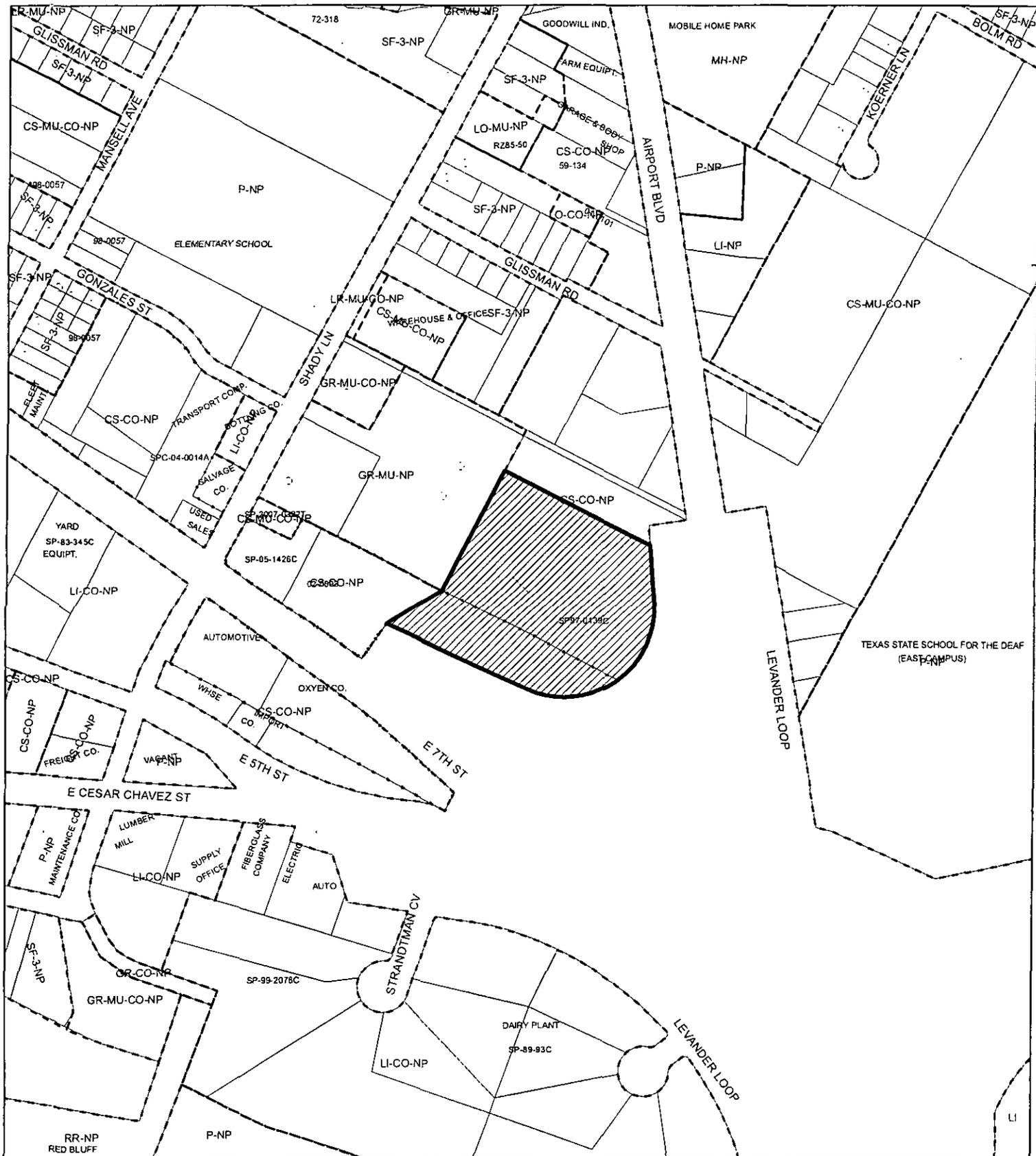
**Govalle/Johnston Terrace EXHIBIT A
 Combined Neighborhood Planning Area
 Vertical Mixed Use (VMU) Tract Map
 Case # C14-2007-0259.001**

Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 Revised July 15, 2008



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	Core Transit Corridor
	Future Core Transit Corridor
	Boundary
	Parcels



ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2007-0259.001
 ADDRESS: 720 AIRPORT BLVD
 SUBJECT AREA: 8.379 ACRES
 GRID: L21
 MANAGER: M. LAURSEN

OPERATOR: S. MEEKS



1" = 400'

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